




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
Account 660100371 Parcel ID 19N16E-03-3-00000-000-0001 Cadastral ID 03-19-16-00310 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 321840 KOPEL, STEVEN ALAN & KOPEL, MARIANNE DOLORES TRUST PO BOX 591 INOLA OK 74036-0000 Parcel Location Situs 31881 S 4160 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 19 / 16 / 3 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0048. 9/28/2021</p>																				
Legal Description Lat/Long: 36.15017976 -95.59974934 TR DESC AS COMM NE/C SW; S89.5847W 1319.94'; S00.2708E 1322 35'; S00.2749E 330.62' TO POB; S00.2749E 330.50'; S89.5850W 1319 96'; N00.2728W 330.58'; N89.5902E 1319.93' TO POB LESS TR DESC 2697-338 AS COMM NE/C SW; S89.5847W 1319.94'; S00.2708E 1322 35'; S00.2749E 330.62' TO POB; S00.2749E	Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R18</td> <td>R19-911 ADDRSS ASSGND</td> <td>11/2017</td> <td>11/2018</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R18	R19-911 ADDRSS ASSGND	11/2017	11/2018											
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2643/537</td> <td>SULLIVAN, STAR L</td> <td>06/23/2017</td> <td>75,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2643/537	SULLIVAN, STAR L	06/23/2017	75,000	YES
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2643/537	SULLIVAN, STAR L	06/23/2017	75,000	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2018	Land Value	106,788	49,977	11%	5,497	Assessed	28,292	2,265.06
Year Frozen		Improvements	255,333	207,226		22,795	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	362,121	257,203		28,292	Total Taxable	27,292	2,185.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100371	KOPEL, STEVEN ALAN &	2	293,950	1000	26,468	2,119.00	
2024	2024-660100371	KOPEL, STEVEN ALAN &	2	311,074	1000	25,668	2,064.00	
2023	2023-660100371	KOPEL, STEVEN ALAN &	2	268,034	1000	24,891	2,005.00	
2022	2022-660100371	KOPEL, STEVEN ALAN &	2	270,181	1000	24,138	1,958.00	
2021	2021-660100371	KOPEL, STEVEN ALAN &	2	237,054	1000	23,406	1,876.00	
2020	2020-660100371	KOPEL, STEVEN ALAN &	2	225,892	1000	22,694	1,833.00	
2019	2019-660100371	KOPEL, STEVEN ALAN &	2	209,132	1000	22,005	1,818.00	
2018	2018-660100371	KOPEL, STEVEN ALAN &	2	37,500	0	4,125	344.00	
2017	2017-660100371	KOPEL, STEVEN ALAN &	2	2,156	0	237	20.00	



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Lot Data		Square-Foot - NBHD 1916 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	5.0152	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	218,462.00 x .49 = 106,788	
Factor Value		
Adjustments	0.0000	
Lot Value	106,788	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,686
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	257,533	152.75	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	106.46	Total Misc Impr	+ 2,182
Roofing Adj	+ 4.65	Garage Cost	+ 23,768
Subfloor Adj	+ -2.31	Total RCN	= 246,209
Heat/Cool Adj	+ 12.64	Depreciation (6%)	- 14,773
Plumbing Adj	+ 9.20	Lump Sums	+ 23,897
Basement Adj	+ 0.00	RCNLD	= 255,333
Adj Base Cost	= 130.64	Lot Value	+ 106,788
Total Area	x 1,686	Indicated Value	= 362,121
Adjusted Cost	= 220,259	Value Per SqFt	214.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,333		
Lot Value	106,788		
Indicated Value	362,121	214.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	362,121	214.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
WODC	WOOD DECK - COVERED	139040	472			472	29.67	14,004
WODC	Wood Deck - Covered	139041	37x9			333	29.71	9,893
PATO	Patio - Open	139043	15x14			210	10.39	2,182



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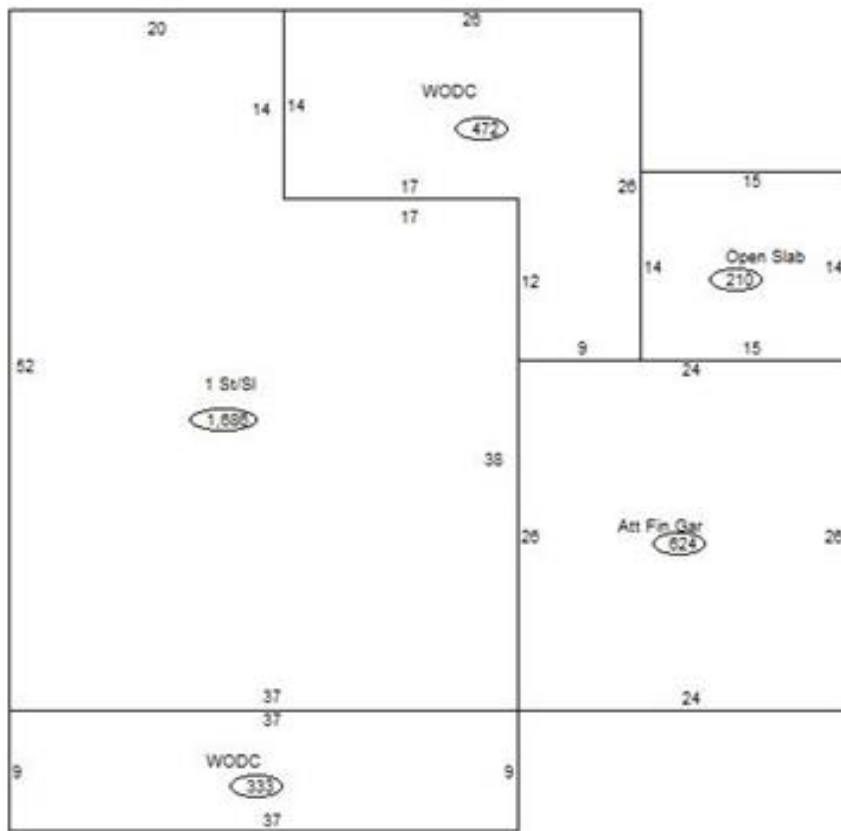
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Sketch Image

660100371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,686	1.000	1,686
2	M	WODC		13	WODC	472	1.000	472
3	M	WODC		13	WODC	333	1.000	333
4	G	5		13	Att Fin Gar	624	1.000	624
5	M	PATO		13	Open Slab	210	1.000	210
Total Building Area						1,686		1,686